

## MEMORANDUM

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**DATE:** May 17, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** Ordinance D2022-17 First Reading and Public Hearing - Zoning Map Amendment for 195.23 acres of land north of Chalet Suzanne Road and east of US Highway 27  
PID 272916-000000-011000

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Hillpointe LLC, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on approximately 195.23 acres of land.*

### RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign to re-assign the following zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on April 26, 2022:

Current Zoning: R-1B  
Proposed Zoning: R-3

### BACKGROUND

The subject property is located north of Chalet Suzanne Road and east of US Highway 27. This parcel is adjacent to the Serenity Apartments and north of the Eagle Ridge Mall.

Approximately 14.42 acres of the parcel, south of the Serenity Apartments along Chalet Suzanne Road, is zoned C-3 and will remain unchanged. The remainder 195.23 acres is the subject portion of property that is requesting to be rezoned.

A portion of the site is contemplated for multifamily development; however, plans have not yet been submitted for review. Plans for a multifamily residential development will require a Planned Development Project that would be presented to Planning Board for recommendation to City Commission.

A Zoning designation of R-3 is appropriate as adjacent property to the east is zoned R-3. The zoning designation serves as a more appropriate transitional zoning from commercial to the west and residential to the east.

## **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

## **FISCAL IMPACT**

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

## **ATTACHMENTS**

Ordinance D2022-17 with Attachment A

Hillpointe Zoning Boundary Survey and Legal Descriptions